

III. LAND USE PLAN ELEMENT

A. Statutory Requirements

The Land Use Plan Element is prepared in accordance with N.J.S.A. 40:55D-28(b)(2), which states that the Land Use Plan Element shall be prepared:

- (a) Taking into account and stating its relationship to the statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based, and other master plan elements, including but not necessarily limited to topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands.
- (b) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance;
- (c) Showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L.1983,c.260 (C.6:1-80 et al.);
- (d) Including a statement of the standards of population density and development intensity recommended for the municipality.
- (e) Showing the existing and proposed location of military facilities and incorporating strategies to minimize undue encroachments upon, and conflicts with, military facilities, including but not limited to: limiting heights of buildings and structures nearby flight paths or sight lines of aircraft; buffering residential areas from noise associated with a military facility; and allowing for the potential expansion of military facilities;
- (f) Including, for any land use element adopted after the effective date of P.L. 2017, c. 275, a statement of strategy concerning:
 - (i) Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
 - (ii) Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
 - (iii) Environmental sustainability; and

- (g) Showing the existing and proposed location of public electric vehicle charging infrastructure.
- (h) Including, for any land use plan element adopted after the effective date of P.L. 2021, c.6. a climate change-related hazard vulnerability assessment which shall:
 - (i) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
 - (ii) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in sub-subparagraph (i), above, related to that development;
 - (iii) Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
 - (iv) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;
 - (v) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
 - (vi) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
 - (vii) Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

B. Purpose

The Land Use Plan Element sets the framework and incorporates the land use implications for all of the other elements of the Master Plan. It establishes policies for the long-term physical development of the municipality and translates the community's vision into a physical pattern that guides the general location of various types of land uses. The Land Use Plan Element also includes goals, policies, and action items that are necessary to achieve the long-term future desired by the community. It is utilized to guide the Township's local decision making and will be implemented through the Zoning Ordinance and Map, as well as other land development regulations.

C. Inventory of Existing Conditions

1. Location

Florence Township is located along the Delaware River in the northwestern portion of Burlington County. The Delaware River borders and forms the northern boundary of the Township. Crafts Creek forms the northeastern Township boundary and Assiscunk Creek forms the southern boundary. Burlington Township is located to the west, Springfield Township is located to the south and Mansfield Township is located to the east of Florence Township. Interstate 295 passes through the southern portion of the Township and has exit and entrance ramps to and from it at Interchange 52. The New Jersey Turnpike runs in a generally north to south direction through the state and the Pennsylvania Extension of the Turnpike passes through the northern and central portion of the Township in a generally east to west direction with Interchange 6A existing and entering on US Route 130. US Route 130 flows through the Township in a generally east to west direction and NJ Transit River LINE Light Rail with two transit stops in Florence, follows a parallel route to the north. NJ Transit leases the rail line to Conrail which provides freight service during overnight times when passenger service is not operating.

2. Physical Features

Florence Township contains a number of environmental features shown on **Figure III-1. USGS Map**. These include the Delaware River and Assiscunk Creek. While not named on the USGS Map, Crafts Creek is shown on the eastern side of the map and Bustleton Creek is shown on the western side of the Township south of the NJ Turnpike and north of US Route 130. Tributaries of Assiscunk Creek are shown in the southwestern portion of the Township. Topographic contour lines are shown in brown with the majority of the Township relatively flat to gently sloping with the exception of extremely steep slopes, identified as "Bluff" along the Delaware Riverfront in the vicinity of Walnut Street east to an area east of William Avenue. The buildings and rail yard of Roebling Steel are shown on the northeastern side of the Township and Tailings to the south of Bodine Street are shown on the R.D. Wood/Griffin Pipe site. Roebling and Florence, Florence Station, Bustleton, cemeteries, a mining pit and other features of interest are shown.

Figure III-2. 1930 Aerial Map provides a view of the Township as it was in historic times which can be compared to **Figure III-3. 2015 Aerial Map** as the Township looks in more recent years.

Figure III-4. NJDEP Freshwater Wetlands Map shows potential wetland areas as mapped by the New Jersey Department of Environmental Protection. As expected, wetlands are located in low lying areas surrounding the Assiscunk Creek and tributaries, Crafts Creek and Bustleton Creek. Comparing the Wetlands Map to the USGS Map shows that much of the wooded areas of the Township to the north and south of the New Jersey Turnpike Extension and Interstate 295 contain wetlands.

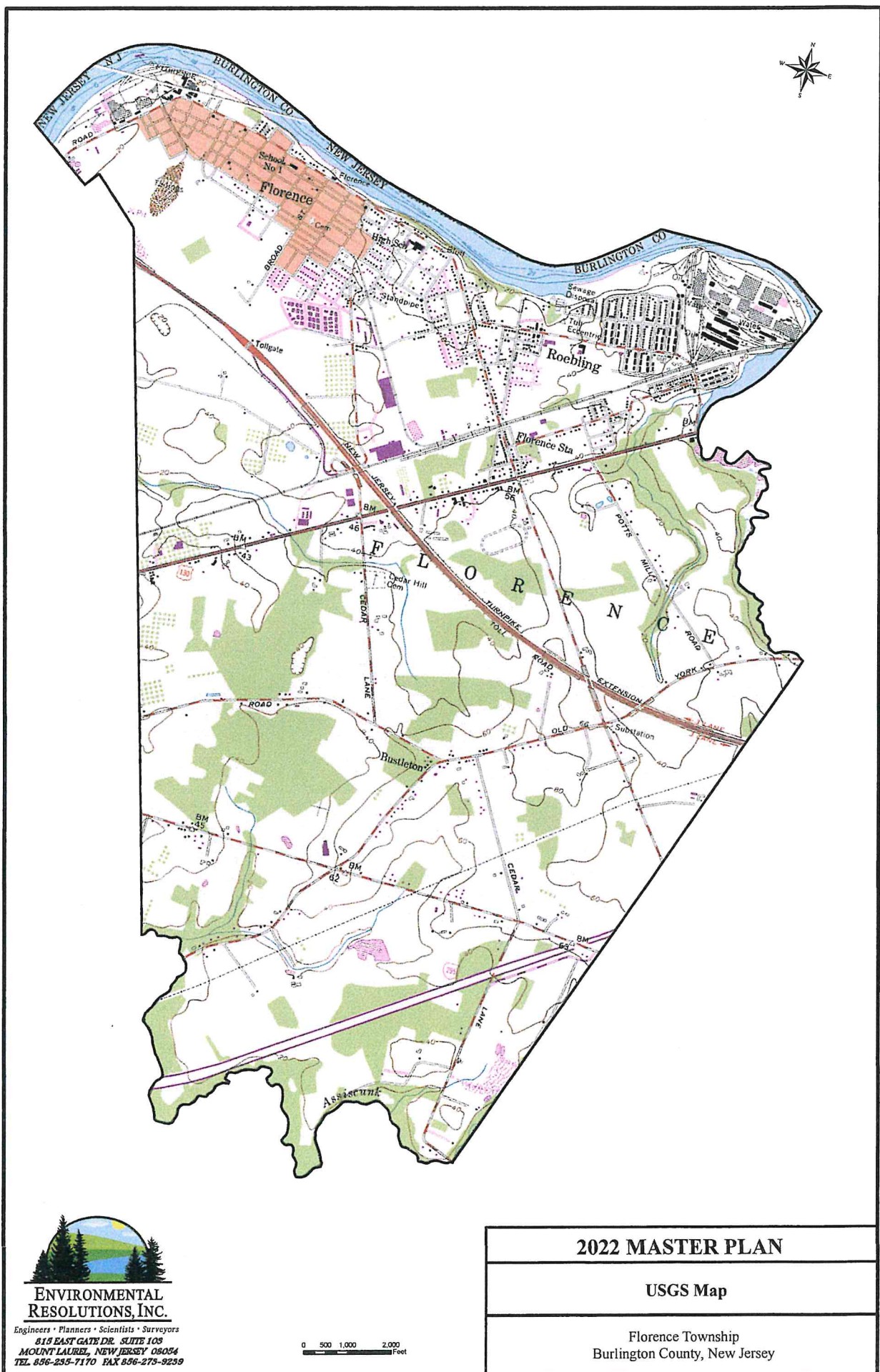


Figure III-1. USGS Map

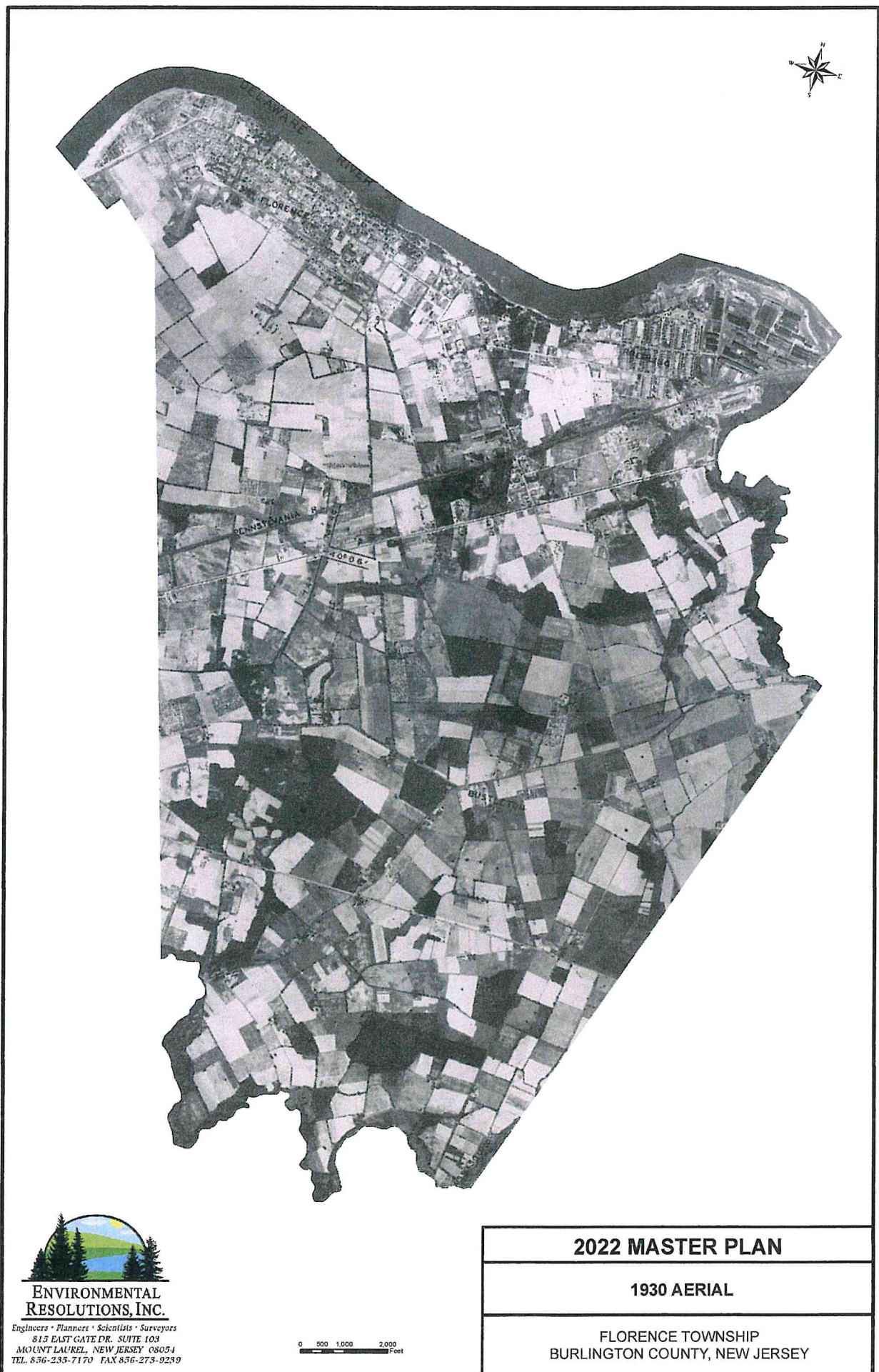


Figure III-2. 1930 Aerial Map



**ENVIRONMENTAL
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TEL. 856-235-7170 FAX 856-273-9239

0 500 1,000 2,000
Feet

2022 MASTER PLAN

2015 AERIAL

FLORENCE TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

Figure III-3. 2015 Aerial Map

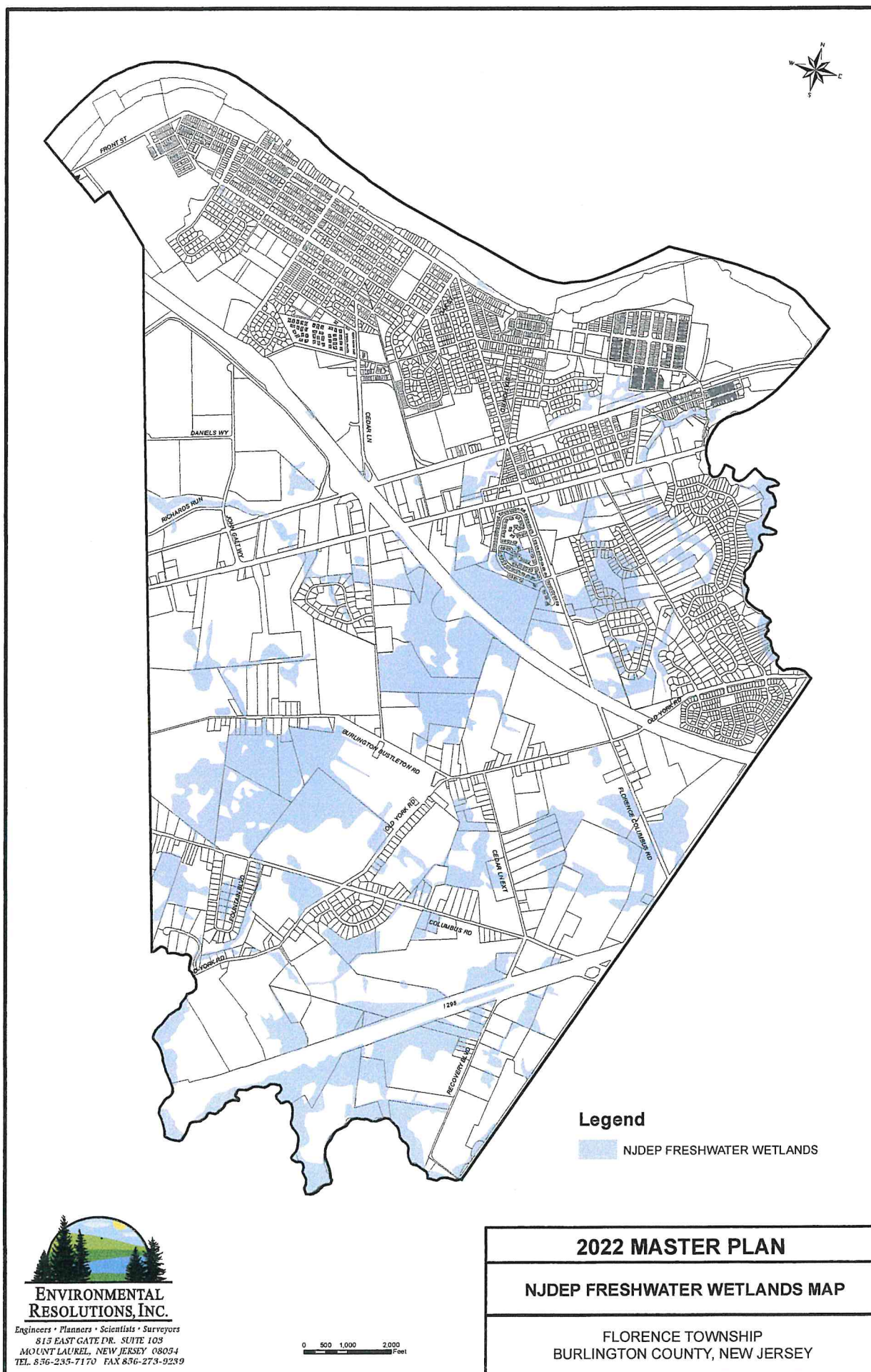


Figure III-4. NJDEP Freshwater Wetlands Map

The United States Department of Agriculture (USDA) soils types are shown on **Figure III-5. Soils Map**. Looking at the Soils Map in the areas of the Township north of US Route 130 and east of the NJ Turnpike, it might be anticipated that areas shown as Ug-Urban land and Mg-Made land, sanitary fill may have been wetlands prior to filling.

The Flood Emergency Management Agency (FEMA) 100 Year and 500 Year Floodplains and Floodway are shown on **Figure III-6. FEMA Map**. Areas along the Delaware River, Crafts Creek and Bustleton Creek are not only in the 100 Year Floodplain but they are also in the Floodway. Other areas along the Delaware River, Crafts Creek and Bustleton Creek are situated in the 100 Year or 500 Year Floodplains. Assiscunk Creek and its tributaries are situated in either the 100 Year Floodplain or along the stream line.

Other physical features in the Township are discussed and mapped in **Chapter VII. Recreation Plan Element, Chapter VIII. Conservation Plan Element, and Chapter XII. Farmland Preservation Plan Element**.

3. Known Contaminated Sites and Environmental Sites and Facilities

NJDEP maintains Known Contaminated Sites Lists (KCSL) that have been identified by the NJDEP or are listed by the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation and Liability System (CERCLIS) and the National Priorities List (NPL) sites. The sites are identified by name and address and are on the Closed List, Active List, or Pending List. The Known Contaminated Sites List includes properties where contamination of soil or water has been confirmed at levels equal to or greater than applicable standards. **Table III-1. Active Known Contaminated Sites List** and **Table III-2. Pending Known Contaminated Sites List** show the various properties in Florence Township.

RCRA gives EPA the authority to control hazardous waste from cradle to grave. This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes.

CERCLIS is the official repository for all Superfund site data compiled in support of the Comprehensive Environmental Response, Compensation and Liability Act. EPA uses CERCLIS data to track Superfund site activities and for annual Superfund reporting to Congress.

The National Priorities List (NPL) is a listing of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. The NPL is intended primarily to guide EPA in determining which sites are so contaminated as to warrant further investigation and significant cleanup.

In Florence Township there are a number of RCRA Sites and Known Contaminated Sites. There are three CERCLIS sites identified and two NPL sites.

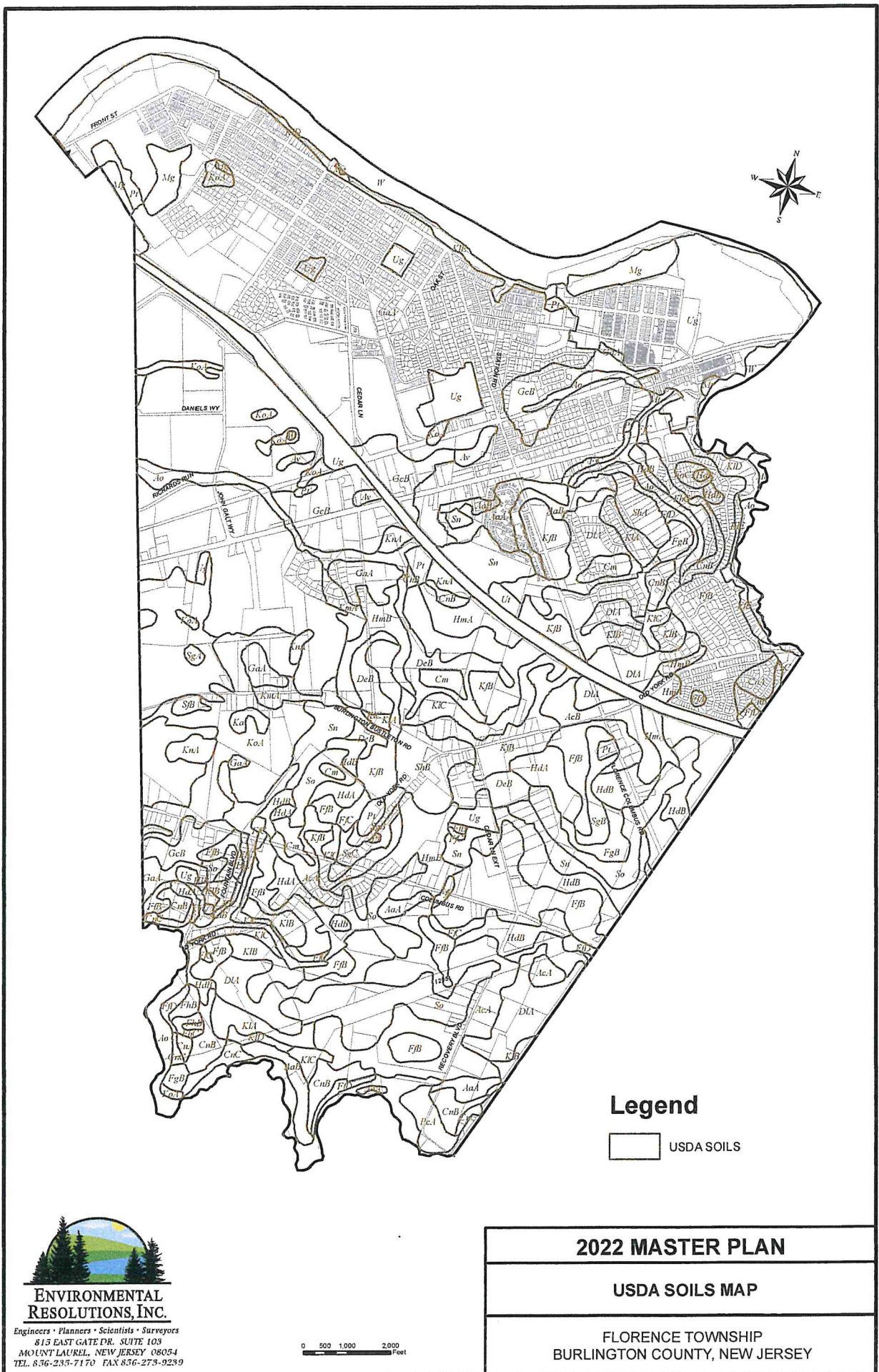
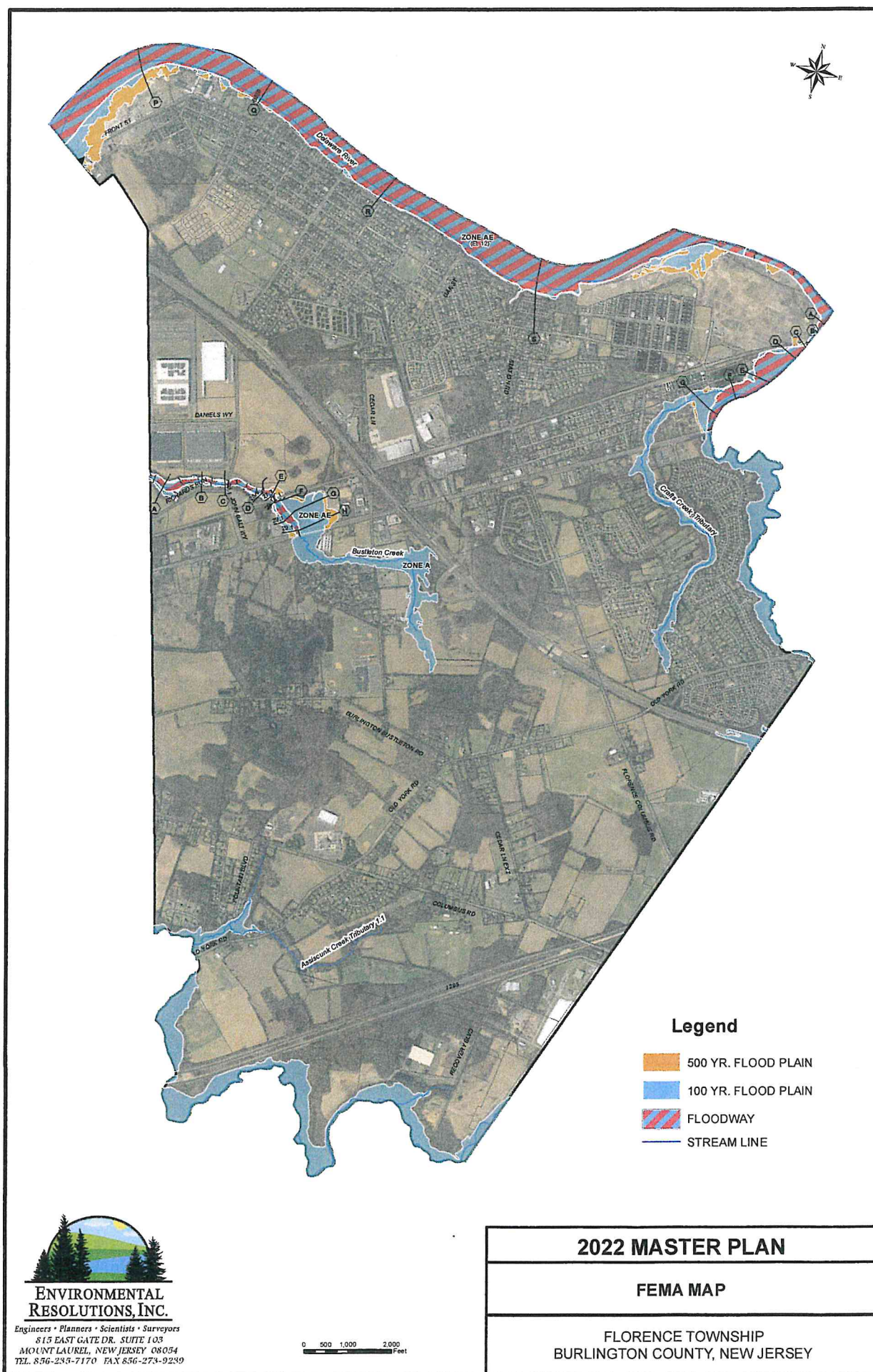


Figure III-5. USDA Soils Map



**Table III-1. Active Known Contaminated Sites List (KCSL)
Florence Township, New Jersey.**

Site ID	PI Number	PI Name	Address	Home Owner
649177	838542	28 WEST FRONT STREET	28 W FRONT ST	No
14096	G000004498	FLORENCE LAND RECONTOURING (FLR) LANDFILL	CEDAR LN	No
14687	000047	GRIFFIN PIPE PRODUCTS CO	1100 W FRONT ST	No
10858	000613	HAPCO ROEBLING	2141 RT 130	No
52427	019305	LOUIS J KENNEDY TRUCKING CO	1400 FRONT ST	No
65120	569854	NJ TRANSIT RIVER LINE BURLINGTON COUNTY	VARIOUS LOCATIONS	No
70886	569854	NJ TRANSIT RIVER LINE BURLINGTON COUNTY	703 VAN ROSSUM AVE	No
364021	503679	PERIGRINE PARTNERS	2037 RT 130	No
57931	033717	ROEBLING STEEL COMPANY(FORMER)	1495 HORNBERGER AVE	No
20146	258849	SPACE CRAFT INC	2033 RT 130	No
10855	014145	TRANSAMERICA DELAVAL CONDENSER (FORMER)	801 W FRONT ST	No
11	Site Count			

**Table III-2. Pending Known Contaminated Sites List (KCSL)
Florence Township, New Jersey.**

Site ID	PI Number	PI Name	Address	Home Owner
64214	G000009691	567 DELAWARE AVENUE	567 DELAWARE AVE	No
1	Site Count			

Figure III-7. Environmental Sites and Facilities Map, from the NJ GeoWeb website, shows the location of various environmental sites including those with Deed Notice Areas, Gas Stations, Groundwater Contamination Areas, Historic Fill, Known Contaminated Sites List, NJPDES Regulated Facility Locations and Underground Storage Tank Facilities (Inspections Conducted and Terminated).

4. Historic District

The Florence Township *Historic District* and is discussed in Chapter X. Historic Plan Element.

D. Population

Florence Township had a 1990 population of 10,266, a 2000 population of 10,746 and a 2010 population of 12,109 according to the U. S. Census of Population. The Delaware Valley Regional Planning Commission's (DVRPC) Analytical Data Report, July 2016 County and

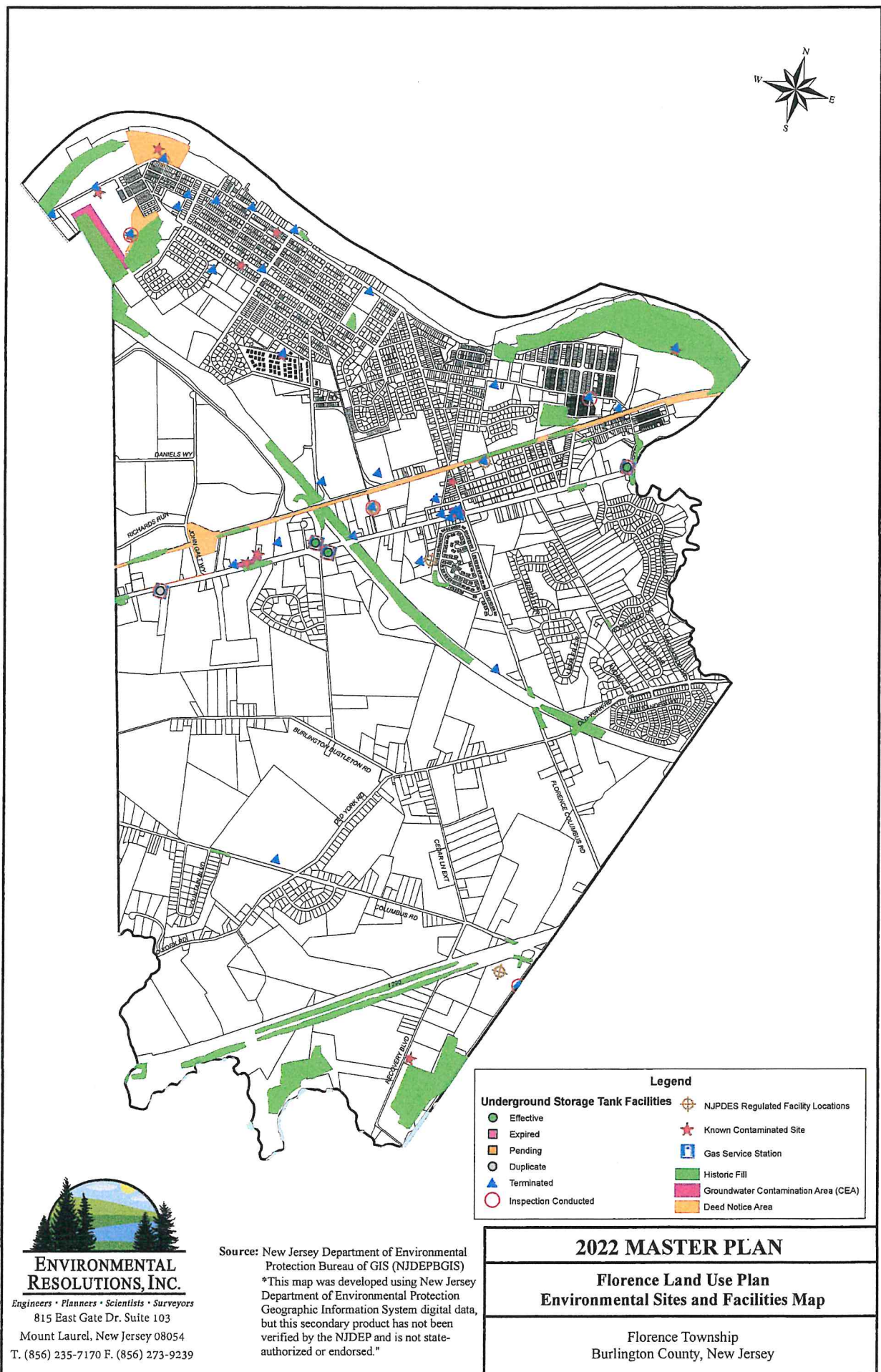


Figure III-7. Environmental Sites and Facilities Map

Municipal-Level Population Forecasts, 2015-2045 projected a 2015 Census estimate of 12,688 for Florence and the following population forecasts shown in *Table III-3*.

Table III-3. DVRPC Population Forecasts, Absolute Change and Percentage Change, Florence Township, New Jersey.

2020 Forecast	12,864
2025 Forecast	13,038
2030 Forecast	13,216
2035 Forecast	13,369
2040 Forecast	13,495
2045 Forecast	13,602
Absolute Change	914
Percentage Change	7.2%

The Absolute Change during the same time period for Burlington County is 42,483 or 9.4%.

E. Existing Land Use

Figure III-8. Existing Land Use Map shows the following land uses in the Township for 2018. In addition, *Table III-4. Existing Land Uses/Property Classes* shows the total acreage in each category.

Table III-4. Existing Land Uses/Property Classes and Acreage.

<i>Property Class</i>	<i>Description of Land Use</i>	<i>Acreage</i>
1	Vacant	634.20
2	Residential (1-4 Family)	1,595.26
3A	Farm (House)	34.24
3B	Farm (Qualified)	1,693.74
4A	Commercial	174.11
4B	Industrial	498.55
4C	Apartment	69.37
5A	Railroad Class 1	N.A.
15A	Public School Property	77.38
15C	Public Property	1,035.40
15D	Church & Charitable Property	129.60
15E	Cemeteries & Graveyards	13.08
15F	Other Exempt	21.62

Figure III-8. Existing Land Use Map also shows Public Property. This Land Use/Property Class can be utilized to evaluate if Township owned properties should be sold or used for an alternative use than the current use. The location of publicly owned parcels can also be used to determine whether properties going to tax sale or foreclosure provide a municipality with an opportunity to acquire parcels adjacent to public properties to assemble larger parcels for public use, for instance, for parking lots, parks, or redevelopment.

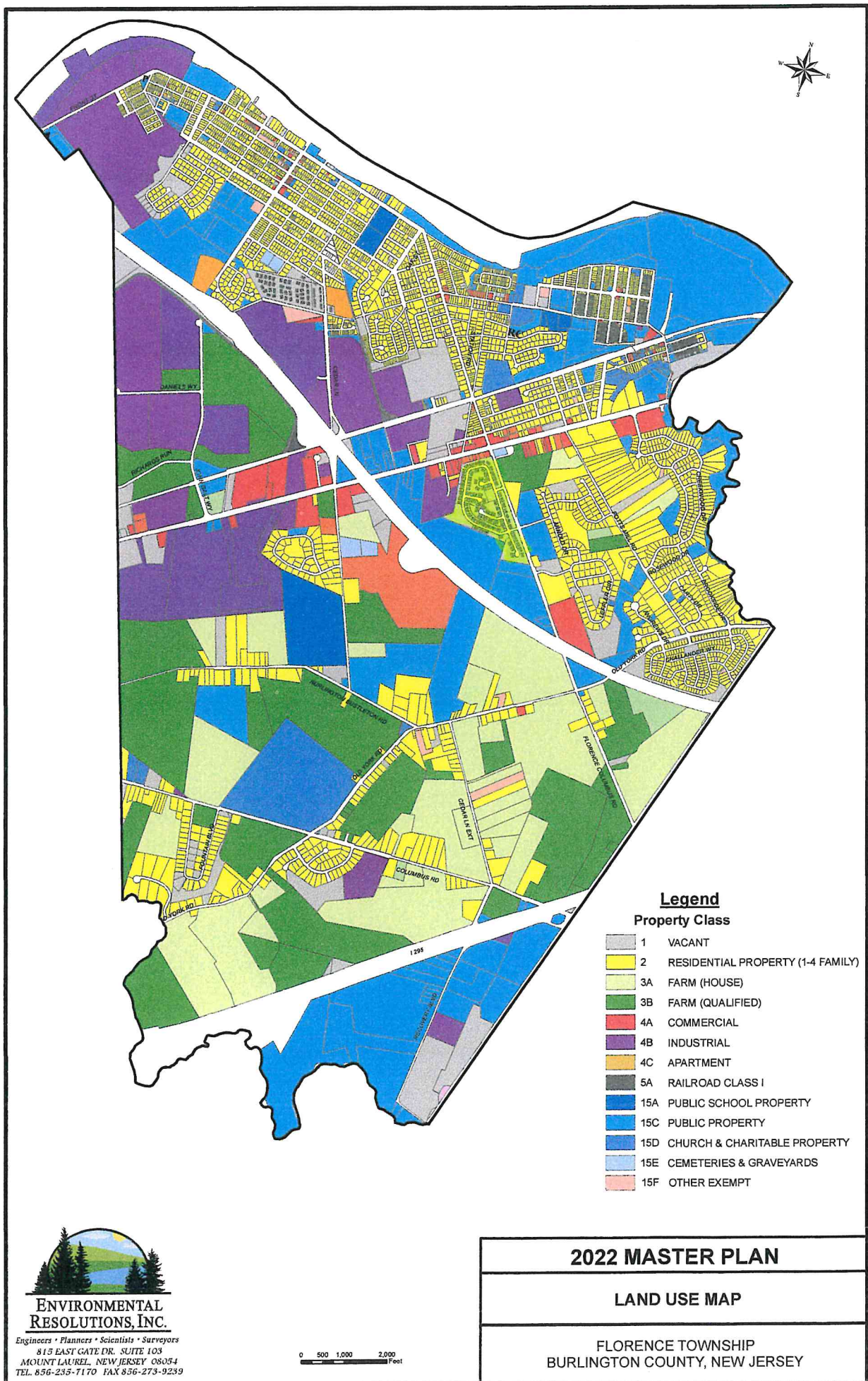


Figure III-8. Land Use Map

F. Property Tax Assessments, Taxable Properties and Exempt Properties

The State of New Jersey Local Government Services Year 2021 Municipal User Friendly Budget provides Property Tax Assessment for Taxable Properties and Exempt Properties (October 1, 2019 Value). *Table III-5. Assessed Property Valuations Taxable Properties (October 1, 2019 Value)* and *Table III-6. Assessed Property Valuations Non-Taxable Properties (October 1, 2019 Value)* provides information on the number of parcels, the assessed value, and the percent of the total parcels in the Township in each Property Class. This information does not provide the total acreage of the properties so it does not account for the size of parcels, only the number of each type, the assessed value and the percent of the total. As shown, residential properties account for 80.63% of the total taxable parcels in the Township. Other exempt parcels account for 55.31% of the total exempt parcels with public parcels accounting for 22.78% of the total.

***Table III-5. Assessed Property Valuations Taxable Properties
(October 1, 2020 Value).***

Property Class	Description	# of Parcels	Assessed Value	% of Total
1 ¹	Vacant Land ¹	159	\$35,168,400.00	2.78%
2	Residential	4,648	\$1,019,102,800.00	80.63%
3A/3B	Farm	86	\$11,036,500.00	0.87%
4A	Commercial	113	\$51,331,000.00	4.06%
4B	Industrial	27	\$135,842,700.00	10.75%
4C	Apartments	5	\$11,394,600.00	0.90%
5A/5B	Railroad	0	\$0.00	0.00%
6A/6B ²	Business Personal Property	1	\$100.00	0.00%
Total		5,039	\$1,263,876,100.00	100.00%

¹ Vacant Land includes open space, undeveloped land and stormwater management areas in developments.

² Verizon Telephone Wires.

***Table III-6. Assessed Property Valuations Non- Taxable Properties
(October 1, 2020 Value).***

Property Class	Description	# of Parcels	Assessed Value	% of Total
15A	Public Schools	4	\$45,041,800.00	11.69%
15B	Other Schools	0	\$0.00	0.00%
15C	Public Property	147	\$87,756,600.00	22.78%
15D	Churches & Charities	45	\$38,381,500.00	9.96%
15E	Cemeteries & Graveyards	4	\$1,015,000.00	0.26%
15F	Other Exempt	98	\$213,075,700.00	55.31%
Total		298	\$385,270,600.00	100.00%

G. Existing Zoning Districts

Table III-7. Florence Township Existing Zoning Districts and *Figure III-9 Florence Township Existing Zoning Map* show the Existing Zoning Districts in the Township and their locations in the Township. The Township contains sixteen zoning districts. The Historic District is not a Zoning District but is an overlay type District where additional design, rehabilitation and approvals are required.

Table III-7. Florence Township Existing Zoning Districts.

R	Low-Density Residential District
RA	Low-Density Residential District
RB	Medium-to-High Density Residential District
RC	High-Density Residential District
RD	High-Density Residential, Municipal Affordable Housing District
RD-1	High-Density Residential-Age-Restricted Affordable Housing District
AGR	Agricultural District
HC	Highway Commercial District
NC	Neighborhood Commercial District
OP	Office Park District
GM	General Manufacturing District
SM	Special Manufacturing District
P	Park
H	Historic District
SMO	Special Manufacturing Overlay District
S	School District
RAA	Active Adult Residential (Senior Housing)

A summary of purposes and uses permitted in the various districts is provided below.

R - Low-Density Residential District

The purpose of this district is to provide moderate growth area for single-family residential dwellings and accessory uses incidental thereto with provisions for clustering and the use of bonus densities.

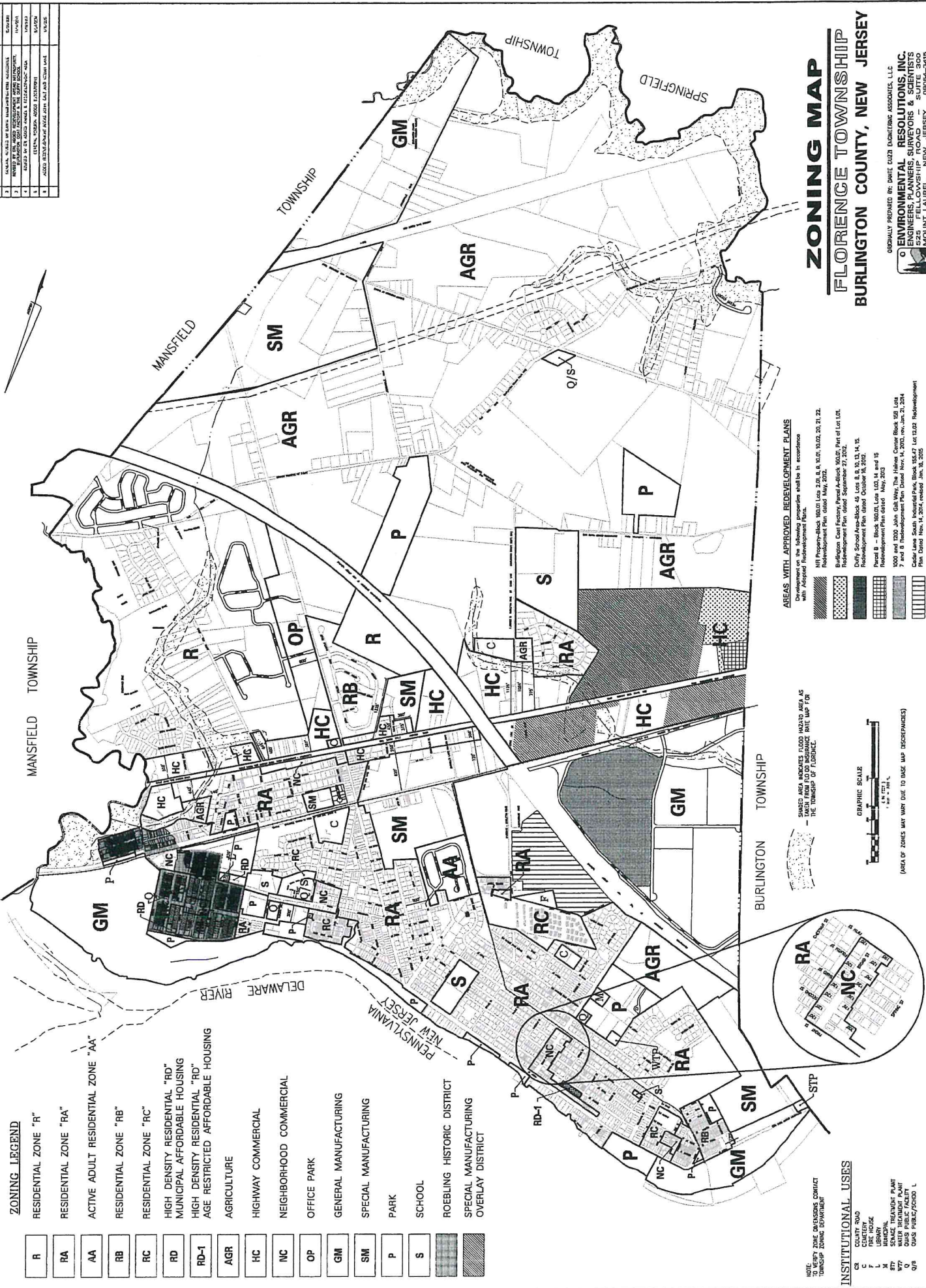
RA - Low-Density Residential District

The purpose of the Low-Density Residential District is to provide for single-family residential dwellings and accessory uses incidental thereto.

RB - Medium-to-High Density Residential District

The purpose of the Medium-to-High Residential District is to comply with the substantive rules and regulations of the New Jersey Council on Affordable Housing promulgated pursuant to the Fair

NO.	REVISION	DATE
1	ISSUED BY DATE SUBMITTING AGENCY	
2	ISSUED BY DATE SUBMITTING AGENCY	
3	ISSUED BY DATE SUBMITTING AGENCY	
4	ISSUED BY DATE SUBMITTING AGENCY	
5	ISSUED BY DATE SUBMITTING AGENCY	
6	ISSUED BY DATE SUBMITTING AGENCY	
7	ISSUED BY DATE SUBMITTING AGENCY	
8	ISSUED BY DATE SUBMITTING AGENCY	
9	ISSUED BY DATE SUBMITTING AGENCY	
10	ISSUED BY DATE SUBMITTING AGENCY	



ZONING MAP **FLORENCE TOWNSHIP** **BURLINGTON COUNTY, NEW JERSEY**

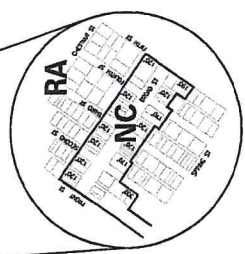
ORIGINALLY PREPARED BY DATE: CUEZ ENGINEERING ASSOCIATES, L.L.C.
ENVIRONMENTAL RESOLUTIONS, INC.
 ENGINEERS, PLANNERS, SURVEYORS & SCIENTISTS
 525 FELLOWSHIP ROAD - SUITE 300
 MOUNT LAUREL, NEW JERSEY 08054-3415
 TEL: 856-273-7170 FAX: 856-273-7438

AREAS WITH APPROVED REDEVELOPMENT PLANS

- 1000 and 1200 John Gish Way, The Holmes Center Block US, Lots 7 and 8 Redevelopment Plan dated Nov. 14, 2001, rev. Jan. 21, 2014
- 1000 and 1200 John Gish Way, The Holmes Center Block US, Lots 7 and 8 Redevelopment Plan dated Nov. 14, 2001, rev. Jan. 21, 2014
- 1000 and 1200 John Gish Way, The Holmes Center Block US, Lots 7 and 8 Redevelopment Plan dated Nov. 14, 2001, rev. Jan. 21, 2014
- 1000 and 1200 John Gish Way, The Holmes Center Block US, Lots 7 and 8 Redevelopment Plan dated Nov. 14, 2001, rev. Jan. 21, 2014
- 1000 and 1200 John Gish Way, The Holmes Center Block US, Lots 7 and 8 Redevelopment Plan dated Nov. 14, 2001, rev. Jan. 21, 2014



SHADED AREA INDICATES FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP FOR THE TOWNSHIP OF FLORENCE.



ZONING LEGEND

- RESIDENTIAL ZONE "R"
- RESIDENTIAL ZONE "RA"
- ACTIVE ADULT RESIDENTIAL ZONE "AA"
- RESIDENTIAL ZONE "RB"
- RESIDENTIAL ZONE "RC"
- HIGH DENSITY RESIDENTIAL "RD"
- MUNICIPAL AFFORDABLE HOUSING
- HIGH DENSITY RESIDENTIAL "RD"
- AGE RESTRICTED AFFORDABLE HOUSING
- AGRICULTURE
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- OFFICE PARK
- GENERAL MANUFACTURING
- SPECIAL MANUFACTURING
- PARK
- SCHOOL
- ROEBLING HISTORIC DISTRICT
- SPECIAL MANUFACTURING OVERLAY DISTRICT

INSTITUTIONAL USES

- COUNTY ROAD
- COUNTY
- LIBRARY
- MUSEUM
- MARSHAL
- SERVICE STATION
- QUARTERS
- QUARTERS
- QUARTERS
- QUARTERS

NOTE: TO VERIFY ZONE DESIGNATION CONTACT TOWNSHIP ZONING DEPARTMENT

Figure III-9 Existing Zoning Map

Housing Act. The requirements of the zone reflect the requirements established by the Council on Affordable Housing in the substantive rules.

RC - High-Density Residential District

The purpose of this district is to provide for multiple-dwelling units such as apartments, townhouses and age-restricted multifamily dwellings. It is intended and declared that apartments or other multiple-dwelling units be planned and controlled to provide proper aesthetic and design considerations, including optimum recreation, open areas and parking facilities at a low cost to users.

RD - High-Density Residential, Municipal Affordable Housing District

The purpose of this district is to provide affordable multifamily dwelling units and related facilities so as to comply with the substantive rules and regulations of the New Jersey Council on Affordable Housing and the Fair Housing Act. All residential development in the RD Residential District shall be restricted to occupancy by low- and moderate-income families in accordance with the substantive and procedural rules and regulations of the New Jersey Council on Affordable Housing.

RD-1 - High-Density Residential-Age-Restricted Affordable Housing District

The purpose of this district is to provide a suitable location(s) for the construction of housing exclusively for age-restricted low- and moderate-income households consistent with the Township's Housing Element and Fair Share Plan. "Age-restriction" for the purpose of this article and zoning district is defined as provided in N.J.A.C. 5:97-1.4.

AGR - Agricultural District

The purpose of this district is to provide for farming and agricultural uses and compatible single-family residential uses.

HC - Highway Commercial District

The purpose of the Highway Commercial District is to provide commercial uses along several major highways or major arteries in the Township which provide services to the general traveling public and which have a service radius generally wider than the immediate neighborhood. The provisions are designed to curtail the further evolution of strip commercial patterns while permitting controlled commercial growth.

NC - Neighborhood Commercial District

The purpose of the Neighborhood Commercial District is to allow for small areas throughout the Township where retail and service businesses may be located primarily for the convenience of the residents of the immediate neighborhood. Each designated zone is large enough to permit expansion of these convenience centers in anticipation of continued population growth and increased demand for the goods and services. It is intended that development in these areas be designed to enhance and improve the centers by ensuring that an adequate traffic circulation plan evolves so that each building does not have its own access point(s) to the highway(s), that the building appearances and signs are compatible and that parking facilities are interrelated and capable of common usage where advisable.

OP - Office Park District

The purpose of this district is to provide for attractive, low-intensity commercial development.

GM - General Manufacturing District

The purpose of the General Manufacturing District is to provide a location in the Township where heavy manufacturing and warehousing operations are permitted. It is intended that the use of buffers, conservation techniques, aesthetic considerations and other visual and ecological considerations be an integral part of this district, whether explicit or implied.

SM - Special Manufacturing District

The purpose of this district is to provide areas for industrial uses which are of lesser magnitude and intensity than uses permitted in industrial districts.

P - Park District

The purpose of this district is to provide the residents of the Township of Florence with open space areas for recreational activities and purposes specified by the Recreation Committee of the Township, subject to the provisions of Chapter 110 of the Township Code, Parks and Recreation, and its amendments and supplements, and to provide for such other areas for public purposes as shall be necessary or advisable from time to time.

H - Historic District

The purposes of the Historic District are as follows:

- To safeguard the heritage of the Township of Florence by preserving that portion which reflects elements of its cultural, social, economic and architectural history.
- To maintain and develop an appropriate and harmonious setting for the architecturally significant historic buildings, structures and places within the affected portion of the Township.
- To stabilize and improve upon property values.
- To foster civic beauty and continuity with the historic area.
- To promote the uses of the Historic District for the pleasure, education and welfare of the inhabitants of and visitors to the district.

Permitted uses in the Historic District shall be the same uses as are allowed in those districts which comprise the Historic District; provided, however, that no building or structure shall be erected, reconstructed, substantially altered, changed or restored until the Planning Board approves Site Plans therefore.

SMO - Special Manufacturing Overlay District

The purpose of the SMO Special Manufacturing Overlay District is to permit SM Special Manufacturing uses in addition to the standard uses permitted in the HC Highway Commercial District in accordance with the bulk, parking, sign, and other standards of the Highway Commercial and Special Manufacturing Districts.

S - School District

The school properties have been designated on the zone map as institutional uses, and this zoning will establish them as a separate zone.

RAA - Active Adult Residential (Senior Housing)

The following provisions are intended to provide for the development of housing for an older adult population. Such development shall be located close to the existing residential developments of Florence Township and shall be able to be served by public sewer and water. Flexibility in site layout, including where appropriate a combination of detached (single-family) and/or attached or semi-attached (e.g., townhome) housing units, is encouraged to promote design efficiency and the preservation of open space within the tract on which the development occurs.

H. Existing Redevelopment Areas

Existing Redevelopment Areas are shown on *Figure III-10. Redevelopment Areas* and *Figure III-11. 2009 and 2013 Areas in Need of Redevelopment Map*. *Figure III-9. Existing Zoning Map* includes those areas for which Redevelopment Plans have been prepared and approved for development proposals. Redevelopment Plans that have been prepared and approved since 2012 are listed in *Table III-8. Areas With Approved Redevelopment Plans Since 2012*.

Table III-8. Areas With Approved Redevelopment Plans Since 2012.

1	NFI Property, Block 160.01, Lots 2.01, 8, 9, 10.01, 10.02, 20, 21, 22. Redevelopment Plan dated May, 2012.
2	Burlington Coat Factory, Parcel A, Block 160.01, Part of Lot 1.01. Redevelopment Plan dated September 27, 2012.
3	Duffy School Area, Block 45, Lots 8, 9, 10, 13, 14, 15. Redevelopment Plan dated October 16, 2012.
4	Burlington Coat Factory, Parcel B, Block 160.01, Lots 1.03, 14, 15. Redevelopment Plan dated May, 2013.
5	1000 and 1200 John Galt Way, The Haines Center, Block 158, Lots 7, 8. Redevelopment Plan dated November 14, 2013, Revised January 21, 2014.
6	Cedar Lane South Industrial Park, Block 155.47, Lot 12.02. Redevelopment Plan dated November 14, 2014, Revised January 16, 2015.
7	Cedar Lane First Industrial, Block 148.06, Lot 2. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
8	Railroad Avenue, Covington, Block 148.06, Lot 1. Redevelopment Plan dated December 9, 2015, Revised December 29, 2015.
9	Florence-Griffin Pipe Properties, West Front Street, Block 179, Lots 1.02, 1.03, 1.04, 1.05, Block 156.01, Lot 90. Redevelopment Plan dated October 5, 2016
10	Lennar-Tri State, Block 165.04, Lot 63, Florence-Columbus Road. Redevelopment Plan dated June 19, 2017, Revised July 12, 2017.
11	Weiss Properties, Route 130 and Cedar Lane, Block 160.01, Lots 4, 11.01, 11.02, 24. Redevelopment Plan dated December 3, 2017, Revised January 5, 2018.

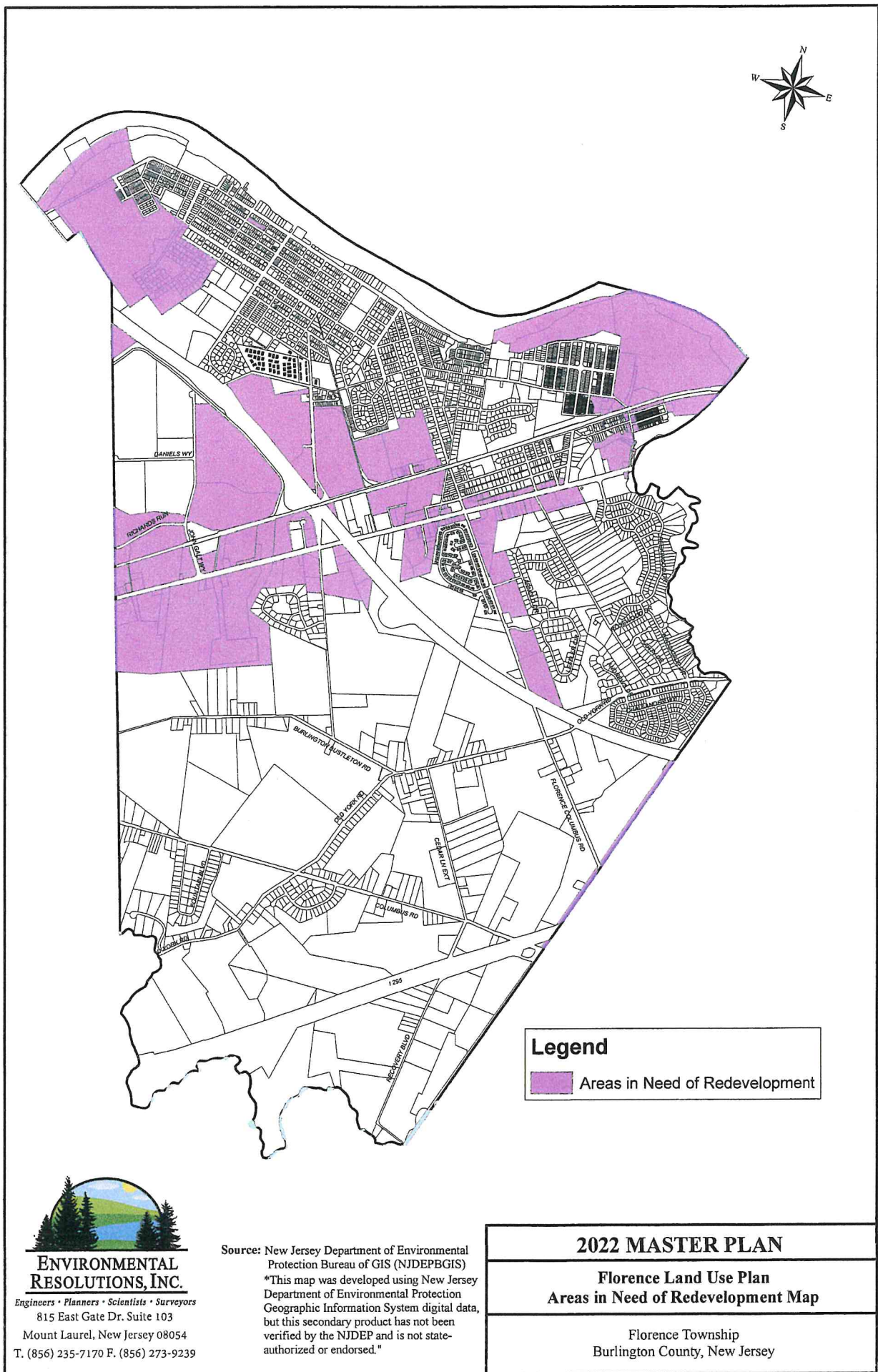


Figure III-10. Areas in Need of Redevelopment Map

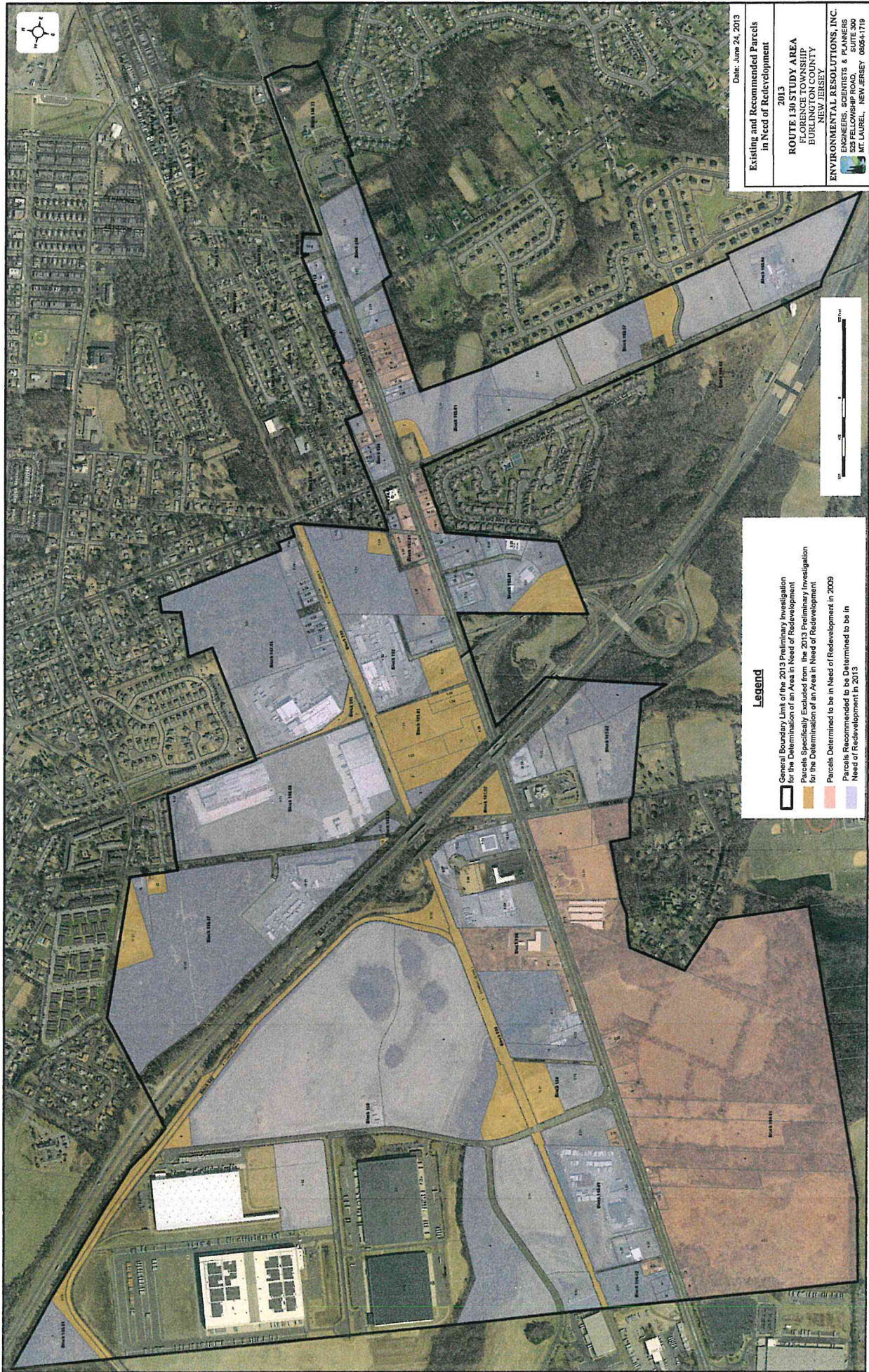


Figure III-11. 2009 & 2013 Areas in Need of Redevelopment Map

12	Primestone Properties, LLC, Hunt Circus Drive, Block 163.02, Lot 13.02. Redevelopment Plan dated May, 16, 2018.
13	Burlington Campus: Phase II, 2004, 2006, 2008 US Route 130, Block 160.01, Lots 1.01, 1.03, 1.04. Redevelopment Plan dated September 12, 2018.
14	2001 Route 130, Block 159.02, Lots 6.01, 9, 10. Redevelopment Plan dated April 2, 2020.
15	Project Freedom, 2135 US Route 130 and Hornberger Avenue, Block 121, Lots 4.02, 9. Redevelopment Plan dated May, 14, 2021, Revised May 25, 2021.

I. State, County and Regional Approaches to Land Use

It is important to understand the State's and Region's approaches to land use planning, which set the context for land use planning in the Township of Florence. The following sets forth State and Regional Planning policies.

1. State Strategic Plan and State Development and Redevelopment Plan

The 2012 State Strategic Plan (the Plan) is New Jersey's revised State Development and Redevelopment Plan (SDRP) designed to meet the statutory charges of the State Planning Act. The overall goal of the Plan is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey. The goals of the Plan include:

Goal 1: Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.

Goal 2: Effective Regional Planning: Guide and inform regional planning to enable each region of the State to experience appropriate growth, preservation and protection based on its assets and desires.

Goal 3: Preservation, Protection and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation, protection and enhancement of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the role their role in economic growth and the quality of life for New Jersey residents..

Goal 4: Tactical Alignment of Government: Prioritize effective resource allocation, coordination, cooperation and communication among entities that plan a role in meeting the Plan's mission.

The State Planning Act includes a statutory requirement to "identify areas for growth, agriculture, open space conservation and other appropriate designations." *Figure III-12 State Planning Area Boundaries* and *Figure III-13. Florence Township State Development and Redevelopment Plan Map* is still utilized to designate areas for growth or preservation, centers designation, endorsed plans and other designations throughout the State. As shown on *Figure III-12. State Planning Area Boundaries Map* and *Figure III-13. Florence Township Policy Map of the State Development and Redevelopment Plan Map*, the northern half of Florence Township is

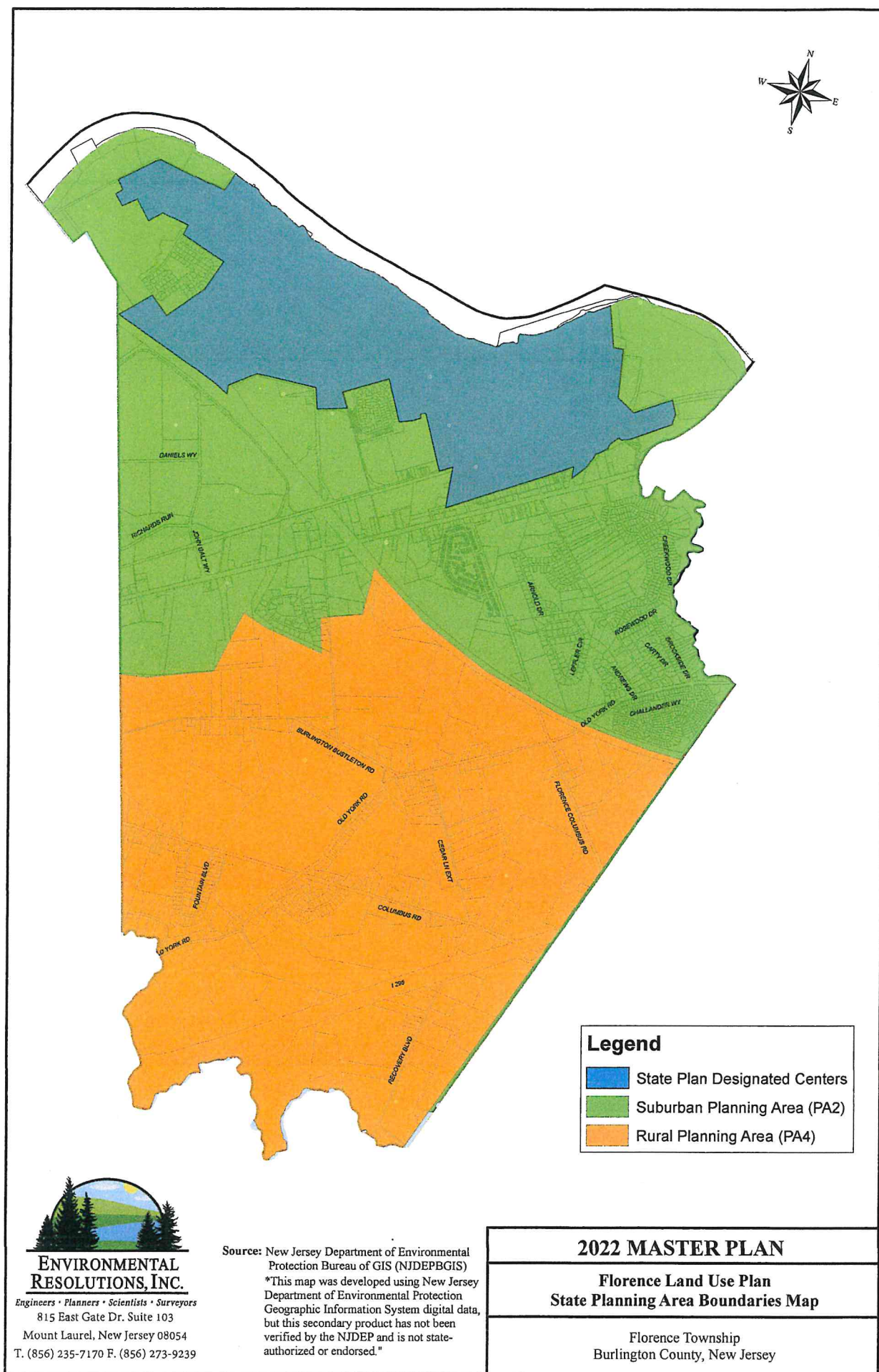


Figure III-12. State Planning Area Boundaries Map

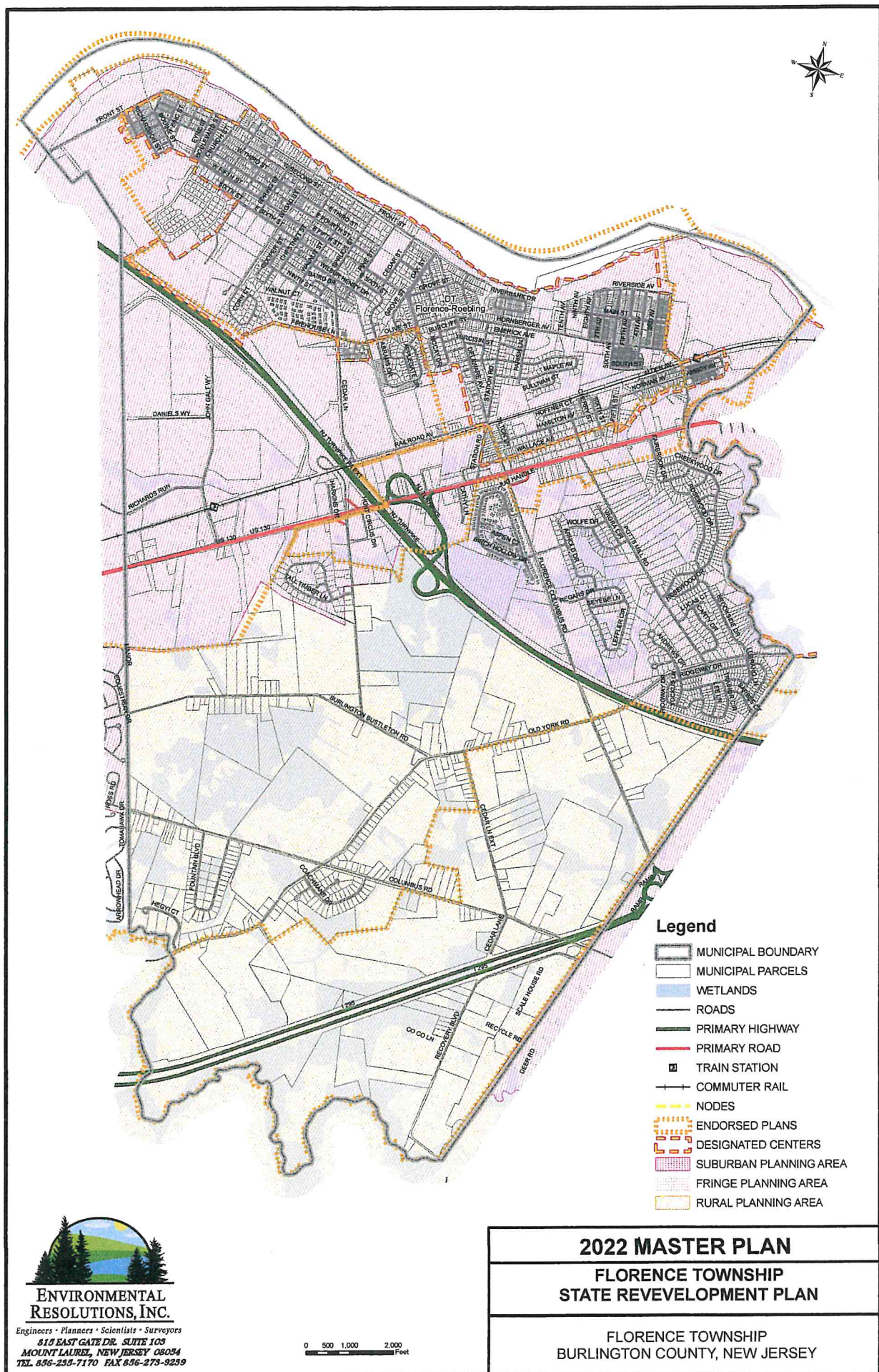


Figure III-143 Florence Township Policy Map of the State Development and Redevelopment Plan

situated in the Suburban Planning Area (PA2) with a portion of the north central area, as a Designated Town and Center Boundary. The southern half of the Township is situated in the Rural Planning Area (PA4). Growth, redevelopment, and development are encouraged in centers and in Metropolitan Planning Area (PA1) and the Suburban Planning Area (PA2). The intent of the PA1 and PA2 is to provide for much of the State's future redevelopment; to revitalize existing cities and towns; to promote growth in compact forms, to stabilize older suburbs, to redesign areas of sprawl, and to protect the character of existing stable communities.

The same PA2 Planning Area and State Plan Designated Center are considered Smart Growth Areas.

2. Smart Growth

To achieve Smart Growth, ten objectives should be incorporated into community planning:

- **Mix Land Uses.** New, clustered development works best if it includes a mix of stores, jobs and homes.
- **Take Advantage of Existing Community Assets.** From local parks to neighborhood schools to transit systems, public investments should focus on getting the most out of what we have.
- **Create a Range of Housing Opportunities and Choices.** Not everyone wants the same thing. Communities should offer houses, condominiums, homes for low income families, and "granny flats" for empty nesters.
- **Foster Walkable Neighborhoods.** These places offer not just the opportunity to walk, but something to walk to, whether it's the corner store, the transit stop or school.
- **Promote Distinctive, Attractive Communities with a Strong Sense of Place.** In every community, there are things that make each place special, from train stations to local businesses. These should be protected and celebrated.
- **Preserve Open Space, Farmland, and Critical Environmental Areas.** People want to stay connected to nature and protect farms, waterways, ecosystems and wildlife.
- **Strengthen and Encourage Growth in Existing Communities.** We should look for opportunities to grow in already built-up areas before we pave new areas.
- **Provide a Variety of Transportation Choices.** More communities need safe and reliable public transportation, sidewalks and bike paths.
- **Make Development Decisions Predictable, Fair, and Cost-Effective.** Builders wishing to implement smart growth should face no more obstacles than those contributing to sprawl.
- **Encourage Citizen and Stakeholder Participation in Development Decisions.** Plans developed without strong citizen involvement don't have staying power. When people feel left out of important decisions, they won't be there to help out when tough choices have to be made.

The Township should continue to be mindful of the ten objectives to further create and maintain a "Smart Growth" community. Included in Smart Growth is an awareness of alternative vehicles and accommodation for them including electrical charging stations, bike racks at destinations and other modes of travel.

3. County Land Use Planning

Burlington County does not have a county master plan. Therefore, this redevelopment requirement is not applicable.

4. Regional Land Use Planning

The Delaware Valley Regional Planning Commission (DVRPC) is the regional planning agency for the southeastern portion of Pennsylvania and the Tri-County area of New Jersey including Camden, Gloucester and Burlington Counties. *Figure III-14. DVRPC Vision Map* was prepared from the December, 2017 Connections 2045 Plan for Greater Philadelphia. The map shows three Greenspace Networks in the Township: one along the Delaware River, one along the Assiscunk Creek, and one along a portion of Crafts Creek on the eastern side of the Township, westward to Veterans Park and open space to a portion of the former Griffin Pipe property.

Figure III-14 also shows areas of Infill and Redevelopment, Rural Resource Lands a band of Emerging Growth in the central portion of the Township.

J. Vision Statement Strategies and Actions

Florence Township participated in the Plan Endorsement process for the regional Route 130/Delaware River Corridor Strategic Plan that the New Jersey State Planning Commission (SPC) endorsed on April 28, 1999. Plan Endorsement is a voluntary review process established by the SPC to provide technical assistance and coordination of the State for municipalities, counties, and regional agencies to meet the goals of the State Planning Act and the State Development and Redevelopment Plan.

In 2021, the Florence Township Council agreed to participate with Burlington County and the eleven other municipalities that comprised the Route 130/Delaware River Corridor (Corridor) to attain a new Plan Endorsement for the Corridor from the SPC. The Plan Endorsement process requires a municipality to prepare a vision statement that is based on public input. Because of the obstacles for holding in-person public visioning sessions caused by the COVID-19 pandemic, Florence Township prepared and posted an online survey to obtain public input to develop a vision statement for the municipality in early 2022. On March 22, 2022, the Florence Township Plan Endorsement Advisory Committee and the Florence Township Planning Board held a public meeting to review the results of the survey, discuss the draft vision statement, and refine the vision statement from public input obtained during the meeting.

The revised vision statement has six overarching strategies that are summarized below:

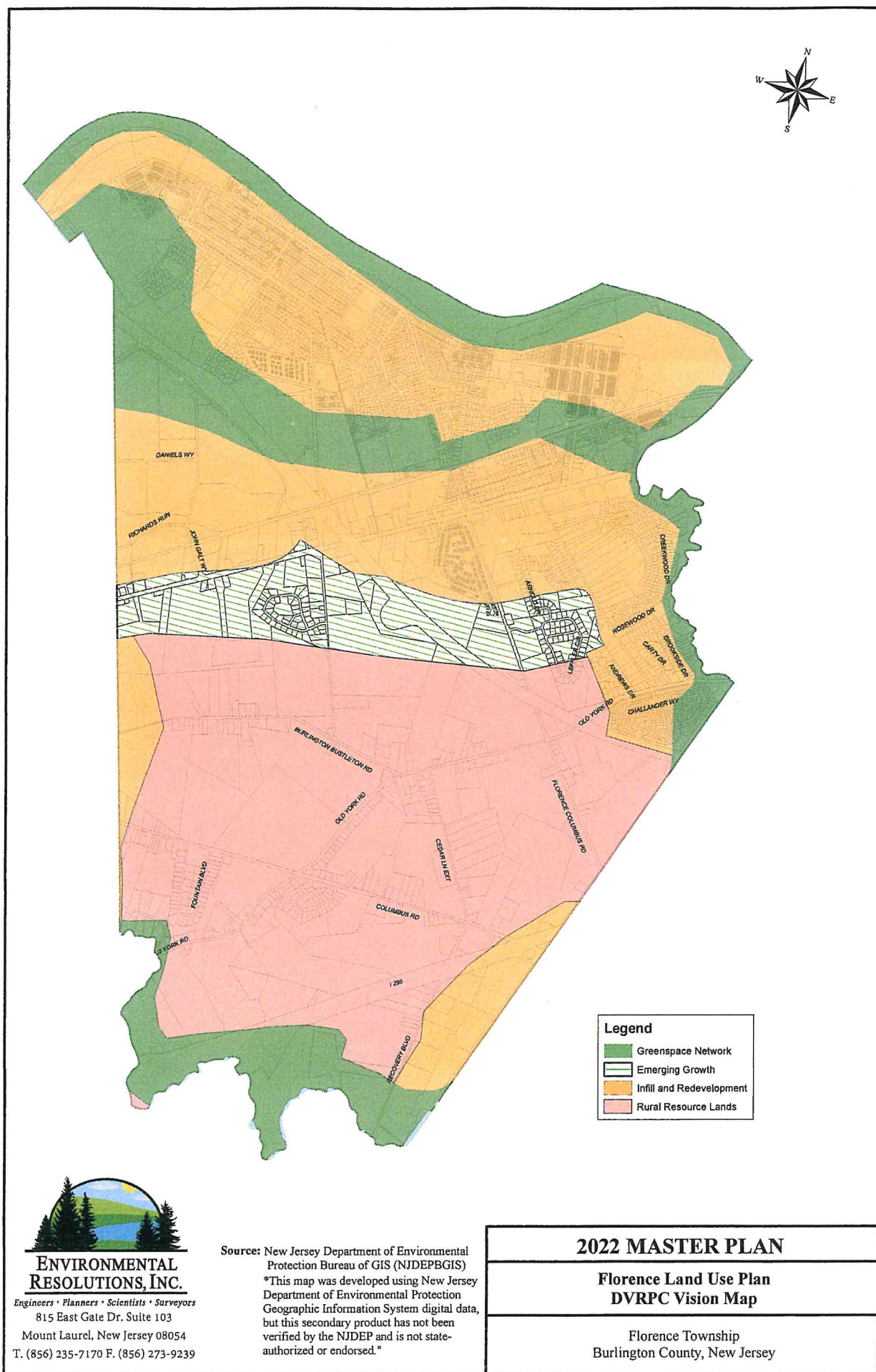


Figure III-154 DVRPC Vision Map

1. Protecting the environment and critical natural resources;
2. Achieving aesthetic, environmentally and economically sustainable development and redevelopment that are resilient to climate change-related natural disasters;
3. Expanding and strengthening the local economy and the municipality's tax base to provide needed jobs, goods and services;
4. Providing safe, code-compliant housing stock that meets the needs of a diverse cross-section of households and household incomes;
5. Improving and expanding the municipality's infrastructure, services and amenities that meet current and future needs; and
6. Preserving important historic resources, agricultural lands and open space.

The complete vision statement is provided in Appendix A.

K. Airport Safety, Military Installations and Alternate Vehicle Fueling Stations

As shown on *Figure III-15. Airports, Railroads and Stations, and Alternate Vehicle Fueling Stations Map*, there are no Airport Safety zones within or in the vicinity of Florence Township and there are no known registered helicopter landing pads or helistops in the Township. The nearest airport is Redwing Airport-2N6, 46 Airport Road, Jobstown, in Springfield Township.

Figure III-15 shows the location of two facilities that contain Electric Fueling Stations. The Wawa at 2060 US Route 130 is a Tesla Supercharger facility and Burlington Stores at 1830 US Route 130 is a ChargePoint Charging Station. There are currently no ordinance requirements for Electric Vehicle Charging Stations (EVCS), however, the Legislature's adoption of PL 2021 c.171 now requires the installation of public Electric Vehicle Supply Equipment (EVSE) and Make-Ready parking spaces for new multi-family development and most non-residential development. The location of such infrastructure shall be determined as part of future site plan approvals.

There are no existing or proposed military facilities, strategies, or encroachment issues that would affect Florence Township.

L. Storm Resiliency, Environmental Sustainability and Hazard Mitigation

To respond to the requirements of the Disaster Mitigation Act of 2000 (DMA 2000), Burlington County prepared a 2019 Hazard Mitigation Plan Update to its 2014 Burlington County New Jersey Multi-Jurisdictional All Hazards Mitigation Plan. For Florence Township, three natural hazard events occurred between April 30-May 1, 2014 and January 22-24, 2016. The three events were heavy rain and flooding, a severe storm, and a severe winter storm.

In Burlington County, a total of eight hazards of concern were identified as significant that affected the entire planning area, to be addressed at the county level in the 2019 plan:

- Coastal Erosion
- Drought
- Earthquake

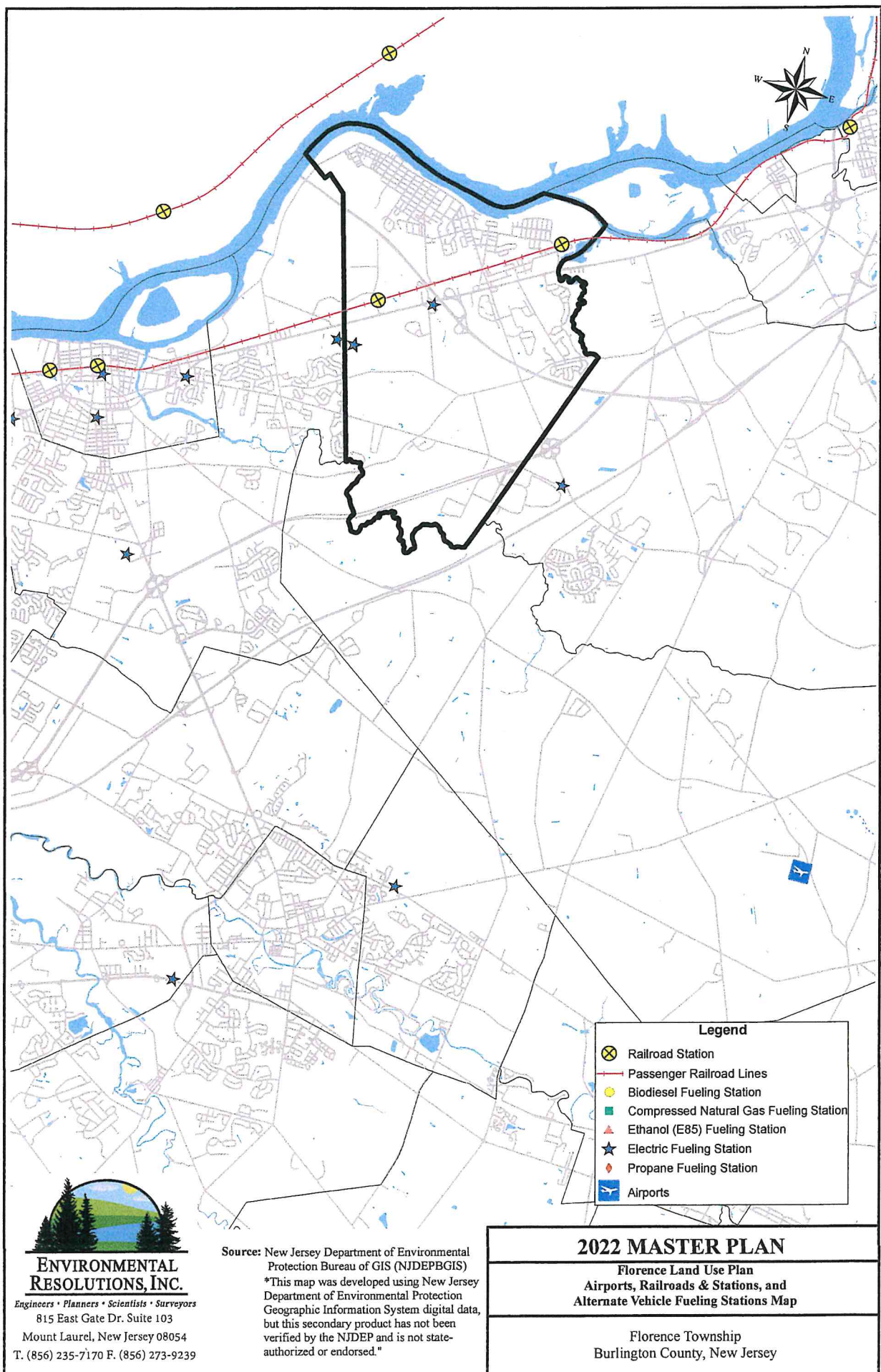


Figure III-15. Airports, Railroads & Stations, and Alternate Vehicle Fueling Stations Map